008.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,103,200 / 1,103,200
					USE VALUE:	1,103,200 / 1,103,200
					ASSESSED:	1,103,200 / 1,103,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22	-24	BELKNAP ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRIFFIN CHRISTOPHER J
Owner 2:	
Owner 3:	
Street 1:	2307 MASSACHUSETTS AVE
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02140 Type:

PREVIOUS OWNER

Owner 1:	PERRY ALLYNE T -
Owner 2:	PERRY MICHAEL D -
Street 1:	22 BELKNAP ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .24 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 3043 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	10440.000	510,900	5,700	586,600	1,103,200
Total Card	0.240	510,900	5,700	586,600	1,103,200
Total Parcel	0.240	510,900	5,700	586,600	1,103,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.54 /Parcel: 362.54

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 7094

GIS Ref

GIS Ref

Insp Date 10/06/17

!764!

PREVIOUS ASSESSMENT

Parcel ID: 008.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	510,900	5700	10,440.	586,600	1,103,200		Year end	12/23/2021
2021	104	FV	488,000	5700	10,440.	586,600	1,080,300		Year End Roll	12/10/2020
2020	104	FV	488,200	5700	10,440.	586,600	1,080,500	1,080,500	Year End Roll	12/18/2019
2019	104	FV	374,400	5800	10,440.	623,200	1,003,400	1,003,400	Year End Roll	1/3/2019
2018	104	FV	374,400	5800	10,440.	454,600	834,800	834,800	Year End Roll	12/20/2017
2017	104	FV	351,500	5100	10,440.	395,900	752,500	752,500	Year End Roll	1/3/2017
2016	104	FV	351,500	5100	10,440.	337,300	693,900	693,900	Year End	1/4/2016
2015	104	FV	313,900	5100	10,440.	329,900	648,900	648,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:58:38

LAST REV

Date	Time
10/21/21	12:37:38
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 764

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERRY ALLYNE T,	77934-242	1	6/3/2021		1,200,000	No	No		
PERRY ALLYNE T/	70454-432		12/29/2017	Convenience	1	No	No		
LAURIA ROSE-ANN	70451-482		12/28/2017	Convenience	1	No	No		
LAURIA ROSEANN,	58240-470		1/6/2012	Family	1	No	No		
LAURIA ROSE ANN	29909-387		3/12/1999	Family	99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/4/2013	283	Manual	22,600	C				
4/1/2002	200	Porch	6,850	C				REPAIR PORCH ROOF/

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	MEAS&NOTICE	HS	Hanne S
4/30/2009	Measured	372	PATRIOT
10/23/1999	Inspected	263	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	263	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	7094
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		10440		Sq. Ft.	Site		0	80.	0.70	1									586,561						586,600	

Total AC/HA:	0.23967	Total SF/SM:	10440	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	586,561	Spl Credit		Total:	586,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Poor
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	3	Rating:	Poor

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.99505424
Const Adj.:	0.97757620
Adj $ / SQ:	175.093
Other Features:	130500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	740411
Depreciation:	229528
Depreciated Total:	510884

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	1

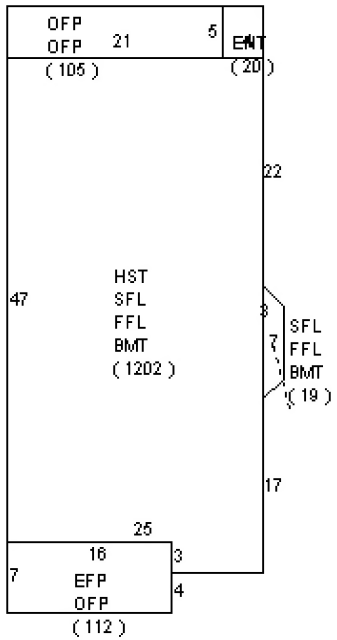
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	175.09
Special Features:	0	Val/Su Net:	108.29
Final Total:	510900	Val/Su SzAd	167.89

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,221	52.530	64,137
FFL	First Floor	1,221	175.090	213,789
SFL	Second Floor	1,221	175.090	213,789
HST	Half Story	601	175.090	105,231
OFP	Open Porch	322	21.140	6,807
EFP	Enclos Porch	112	50.380	5,642
ENT	ENTRY	20	25.810	516

Net Sketched Area:	4,718	Total:	609,911
Size Ad	3043	Gross Area	5319	FinArea	3043
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 008.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100
19	Patio	D	Y	1	12X18	F	FR	2000	3.59	T	19	104			600			600

More:	N	Total Yard Items:	5,700	Total Special Featues:		Total:	5,700